

About the application

Application number: 2024/93438	
What is the application for?:	Change of use from dwelling (use class C3) to residential care home (use class C
Address of the site or building:	340, Birkby Road, Birkby, Huddersfield, HD2 2DB
Postcode:	HD2 2DB

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input type="checkbox"/> Yes
<p>I write to formally object to the proposed planning application to convert the dwelling at 340 Birkby Road into a children's care home (Use Class C2). While there is a recognized need for children's care facilities, this specific application lacks transparency and fails to meet essential due diligence requirements to ensure the facility will be responsibly managed and not adversely affect the local community.</p> <p>Key Issues with the Application</p> <p>1. Lack of Regulatory Compliance Evidence</p> <p>There is no indication in the application that the company behind this proposal, "I Support Children's Services," is a registered care provider with Ofsted, as required by the Care Standards Act 2000 and the Children's Homes (England) Regulations 2015.</p> <p>All children's care homes must be registered with Ofsted to ensure they meet legal standards. The absence of any mention of Ofsted registration or inspection reports raises significant concerns about the legality and oversight of the proposed care home.</p> <p>Failure to provide this evidence could result in a facility that is not subject to appropriate regulatory oversight, posing a risk to both the children in care and the surrounding community.</p> <p>2. Increased Police Involvement and Serious Incidents</p> <p>There is growing evidence that private, for-profit children's care homes experience disproportionately high levels of police involvement and serious incidents compared to not-for-profit homes. According to an analysis by The Guardian and the BBC, while private providers account for 69% of bed spaces in children's homes in England, they are responsible for 76% of serious incidents involving police and 78% of whistleblowing complaints.</p> <p>The risk of such incidents in a quiet residential area could severely disrupt the community and reduce the sense of security for local residents. This concern is consistent with Section 9 of the Town and Country Planning Act 1990, which</p>	

consistent with Section 8 of the Town and Country Planning Act 1990, which emphasizes the need to consider the impact of developments on the character of the local area and the well-being of its residents.

Furthermore, a former children's commissioner, Anne Longfield, noted that "the profit-driven care system is failing vulnerable children," with private homes prioritizing profits over the quality of care. This raises serious questions about the suitability of such homes in residential areas where the focus should be on community stability and safety.

3. Traffic and Parking Concerns

The application states that there is sufficient parking for staff and visitors, but this does not account for the potential increase in traffic from shift changes, professional visits, and emergency services. The Department for Transport highlights the importance of safe and accessible streets, particularly in residential areas.

The Manual for Streets (2007), published by the Department for Transport, emphasizes that traffic generated by new developments should not compromise road safety or the quality of life for residents. The proposed care home's operational requirements could lead to increased traffic, causing disruption and safety concerns on Birkby Road and surrounding areas.

5. No Community Impact Assessment or Engagement

The application includes no assessment of the potential impact on the local community. Children's care homes often accommodate children with complex emotional and behavioral needs, which can result in noise disturbances and antisocial behavior. This is particularly concerning for properties located in quiet residential areas.

The National Planning Policy Framework (NPPF), Paragraph 185, states that planning policies and decisions should "ensure that new development is appropriate for its location" and that "the potential adverse impacts resulting from noise from new development should be mitigated and reduced to a minimum." Given the increased likelihood of noise and disturbance from the proposed use, this application conflicts with the NPPF's guidance on maintaining the quality of life for existing residents.

Conclusion

In summary, the proposed change of use at 340 Birkby Road raises significant concerns about community safety, noise, traffic, and the suitability of a profit-driven care model in a residential area.

The following key points support my objection:

Evidence shows private care homes experience disproportionately high levels of police involvement and serious incidents.

The proposal could result in noise disturbances and antisocial behavior in a quiet residential area.

Local residents' fears about crime and safety must be taken seriously as a material planning consideration.

Profit-driven care providers have been criticized for prioritizing financial gain over the welfare of children.

Increased traffic and parking demands could negatively impact the local road network.

The lack of community consultation undermines the planning process.

I respectfully urge the planning board to reject this application. The proposed development would negatively impact the character and quality of life in the neighborhood and poses significant risks to both residents and the children who would be placed in this facility.

Thank you for considering my objection.